

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16914 - APPLICANT/OWNER: GHASSAN MISHFERI

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 6, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-16915), and Variance (VAR-16996) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/18/06, except as amended by conditions herein.
4. The standards for this development shall include a minimum lot size of 3,884 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 10 feet in the rear.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. The driveway for Lot 1 shall be relocated to the north portion of the lot, unless otherwise allowed by the City Traffic Engineer.
14. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
15. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. The entrance driveway shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16915 and all other applicable site-related actions.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review for a six-unit Residential Planned Development on 1.08 acres located adjacent to the north side of Smoke Ranch Road, approximately 470 feet east of Michael Way. Approval would permit the development for six homes as a single-family subdivision.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/03	The City Council approved an annexation (ANX-1752) for the subject property. The Planning Commission recommended approval. The effective date was 06/13/03.
08/20/03	The City Council approved the General Plan Amendment GPA-2572, Rezoning ZON-2574, and Site Plan Review SDR-2577 for a Six-Lot Single-Family Residential Subdivision and a Waiver to Density Requirements within a Rural Preservation Neighborhood Buffer. The Planning Commission and staff recommended approval.
03/26/04	The Planning Commission approved a seven-lot Tentative Map TMP-3876 at 5250 Smoke Ranch Road.
08/04/04	The Planning and Development staff administratively approved the Final Map FMP-3876. The Final Map was not recorded.
05/10/05	Code Enforcement Case #29821: Vacant Building. Case resolved on 8/17/05.
11/02/06	The Planning Commission recommended approval of companion items ZON-16915 and VAR-16996 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #4/mh).
<i>Pre-Application Meeting</i>	
08/07/06	The applicant's representative met with staff to discuss reactivating previously-expired entitlements for a six-lot Residential Planned Development.
<i>Neighborhood Meeting</i>	
N/A	N/A

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.08
Net Acres	1.04

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	ML (Medium Low Residential)	R-E (Residence Estates)
North	Single Family Dwelling	R (Rural Density Residential)	Unincorporated Clark County
South	Single Family Dwelling and church	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family Dwelling	R (Rural Density Residential)	Unincorporated Clark County
West	Single Family Dwelling	MLA (Medium Low Density Attached)	R-PD6 (Residential Planned Development – 6 Units Per Acre)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
R-PD Residential Planned Development District	X		N
A-O Airport Overlay District	X		Y
Trails		X	
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 the following standards apply:

<i>Standard</i>	<i>Proposed</i>	<i>Acceptable</i>
Min. Lot Size	3,510	Y
Min. Lot Width	52 Feet	Y
Min. Setbacks <ul style="list-style-type: none"> • Front (Garage) • Front (House) • Side • Rear 	20 Feet 15 Feet 5 Feet 10 Feet	Y
Max. Lot Coverage		Y
Max. Building Height	2 stories/ 35 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
RE	2du/ac	(2)	R-PD6	6.49du/ac max. 7d/u for subject site	ML	8.49du/ac max. 9.1d/u for subject site

Pursuant to Title 19.12 the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: • Min. 24-inch box Trees • Min. 5-gallon shrubs	1 Tree/ 30 Linear Feet 4 shrubs / 24-inch box tree	3 Trees 12 Shrubs	8 Trees 33 Shrubs	
Min. Zone Width	6 Feet		6-feet wide	Y
Wall Height	8 Feet Max		6-feet high	Y

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
1.08	5.55	1.65	0	0	0	0	Y*

*Per Title 19.06 a project with less than 12 lots has no open space requirement.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Dwelling	6 units	2 spaces per unit	12	N/A	12	NA	Y
TOTAL (including handicap)			12	NA	12	NA	Y

ANALYSIS

The proposed R-PD6 Development (Residential Planned Development- 6 units per acre) is in conformance with the existing ML (Medium-Low Density Residential) General Plan category. There is an existing, six-unit-per-acre condominium complex directly to the west and single-family residential (unincorporated Clark County, Rural Estates Residential -2 Units per acre) abutting the other boundaries of the site. The site plan shows an effective layout for a six-unit subdivision that is not in conflict with the established development pattern of the area.

The proposed landscape design and planting are in compliance with the standards listed in *Title 19.12 Landscape, Wall, and Buffer Requirements*. In addition, a common space at the terminus of the cul-de-sac is provided where no open space is required for developments of less than twelve homes per Title 19.06.

Two model homes are proposed for this subdivision, and the submitted elevations and floor plans reflect as such. Upon submittal of building plans the Planning and Development Department will review the elevations to assure compliance with Title 19, including appropriate building height and materials.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to “1”:

The proposed six-lot, single-family residential subdivision is compatible with adjacent development as this project acts as a buffer to single-family lots to the east and a multi-family condominium to the west.

In regard to “2”:

The proposed R-PD6 Development (Residential Planned Development- 6 units per acre) is in conformance with the ML (Medium-Low Density Residential) General Plan category. There is an existing, six-unit-per-acre condominium complex directly to the west and single-family residential abutting the other boundaries of the site. The proximity of intersection of Smoke Ranch Road and Michael Way make the request a reasonable use of land and density for this area of the City.

In regard to “3”:

Smoke Ranch Road is adequate to handle the proposed six-lot subdivision. The design of the project has no impact on neighborhood traffic.

In regard to “4”:

The landscape materials are appropriate for the desert environment of the greater Las Vegas Valley area. The building materials will be reviewed for compliance with Title 19 during the building permit review process as the proposed development will consist of semi-custom homes (two optional floor plans).

In regard to “5”:

The site plan represents an effective layout for a six-lot subdivision that is not in conflict with the established development pattern of the area. The submitted elevations are for reference only, as two model homes are proposed for this subdivision. Upon submittal of building plans the Planning and Development Department will review the elevations to assure compliance with Title 19, including appropriate building height and materials.

In regard to “6”:

Development will require building permits from the Department of Building and Safety, which will assure the public health, safety and general welfare are secured.

PLANNING COMMISSION ACTION

The Planning Commission amended conditions as amended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 304 by Planning Department

APPROVALS 0

PROTESTS 0